

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, July 13, 1981, at 7:30 P.M.

Present:

Mayor J.E. Loucks, Alderman S.J. Dean, Alderman R.E. Hall, Alderman E.B. Kroon, Alderman F.S. Marcino, *Alderman G.C. Payne, and Alderman J.W. Sorenson.

Acting City Administrator Mr. G.H. Brewer, City Clerk Mr. R.W. Watson, Assistant City Clerk Mrs. L. Wilson, Director of Development and Licensing Services Mr. F.S. Morris, Planning Consultant Mr. R.E. Mann, and *Personnel Director Mr. B. Hawkshaw.

The meeting was called to order at 7:30 P.M.

1. ADOPTION OF MINUTES

Moved by Alderman Marcino, seconded by Alderman Sorenson that the minutes of the regular Council meeting held on June 29, 1981, be taken as read and adopted as circulated.

CARRIED.

2. DELEGATIONS

- (a) Thomas P. Kelly. Re: Work Warehouse - 820 West 15th Street

Mr. Kelly complained of damage to his fence caused by trucks or other vehicles using the loading bay at the Work Warehouse located adjacent to his property. He felt it was incumbent upon the City Council to see what can be done to remedy the situation. He felt the fence should be put on the property of Work Warehouse.

*Alderman Payne entered the meeting at 7:33 P.M.

The Acting Administrator advised that as far as he could determine the dispute was a civil one between property owners and the City cannot enter into it. He noted that the Work Warehouse property is under land use contract between the owners and the City.

Mr. Morris pointed out the only thing the City can do under the terms of the land use contract is insist on the maintenance requirements of Clause 13 of the contract.

Moved by Alderman Dean, seconded by Alderman Sorenson that the letter from Mr. Kelly be dealt with under the heading of correspondence as Item 3(e).

CARRIED UNANIMOUSLY.

- 2 (b) Patricia Mason. Re: World Disarmament Petition

Mrs. Maureen Simmons appearing on behalf of Mrs. Patricia Mason, read the letter of May 18, 1981, submitted by Mrs. Mason, and the brief which accompanied it, urging world wide nuclear disarmament.

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Moved by Alderman Dean, seconded by Alderman Hall that the letter and brief dealing with world disarmament be considered under the heading of correspondence as Item 3(f).

CARRIED UNANIMOUSLY.

3. CORRESPONDENCE

- 1
 (a) Mrs. J.M. Stronge - June 26, 1981.
 Re: Vacating Premises - 246 West
 5th Street

Moved by Alderman Dean, seconded by Alderman Kroon that Item 4(q) under the heading of Staff Reports, be brought forward for consideration at this time.

CARRIED.

- 2
 4. (q) Vacating of Premises - 246 West 5th
 Street. (Report of Director, Development
 and Licensing Services - July 9, 1981)

Moved by Alderman Dean, seconded by Alderman Marcino that the letter of June 26, 1981, from Mrs. J.M. Stronge, requesting a two-month extension of her tenancy at 246 West 5th Street, be received and filed.

CARRIED.

- 3
 3. (b) Mr. D.P. Baron, Solicitor -
 June 19, 1981. Re: Park Place
 Apartments

1
 Moved by Alderman Marcino, seconded by Alderman Hall that the application submitted by the owners of Park Place Apartments for the stratification of the building located at 116 West 21st Street, be rejected until the vacancy rate of rental accommodation in the City is excess of 3%.

Moved by Alderman Kroon, seconded by Alderman Sorenson that this application be deferred and in the meantime the Solicitors for Park Place Apartments provide proof of the date of the strata plan preparation, as sworn to by the Solicitor, and a letter from Porte Realty Ltd., stating they failed to forward the strata plans to their solicitor, even though instructions to this effect had been received by them earlier.

A polled vote was requested on the motion to defer.

Voting in favour: Alderman Sorenson, Alderman Kroon, Alderman Dean, and Mayor Loucks.

Voting against: Alderman Payne, Alderman Hall, and Alderman Marcino.

The motion was declared CARRIED.

- 4
 3
 (c) North Shore Neighbourhood House -
 June 22, 1981. Re: Alterations
 and Renovations Committee

Moved by Alderman Payne, seconded by Alderman Marcino that Alderman Sorenson be appointed as the City's representative on the House Committee of the Board of Directors to consider alterations and renovations to Neighbourhood House and that he submit a report for consideration by the Finance Committee in the 1982 budget deliberations.

CARRIED.

- 5
 4
 (d) Mr. Frank Conboy - June 18, 1981.
 Re: Noise Problem - Vicinity of
 175/179 East 8th Street

Moved by Alderman Marcino, seconded by Alderman Payne that the letter of June 18, 1981, from Mr. Frank Conboy, complaining of

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noise caused by the residents of, and visitors to, the rented premises between 175 and 179 East 8th Street, be referred to staff for a report.

CARRIED.

- (e) Thomas P. Kelly - June 16, 1981.
Re: Work Warehouse - 820 West
15th Street

1
Moved by Alderman Dean, seconded by Alderman Marcino that the Director of Development and Licensing Services forward a copy of Mr. Kelly's letter of June 16, in which he complains of damage to his fence by vehicles using the loading bay at the Work Warehouse, to the owner of the property in question, along with a covering letter citing Clause 13 of the Land Use Contract; and further that the By-law Enforcement Officer be requested to take any proper action necessary to enforce the City's Untidy Premises By-law if there is an infraction of same at this location; and that a progress report in this matter be provided for the information of Council.

CARRIED.

- (f) Patricia Mason - May 18, 1981.
Re: World Disarmament Campaign

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Moved by Alderman Dean, seconded by Alderman Marcino that the letter of May 18, 1981, from Mrs. Patricia Mason, and the accompanying petition for world disarmament, be received and filed.

CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES,
AND STAFF

- (a) Mahon Park Pool Renovation Study.
(Recommendation of June 29, 1981,
meeting of Policy Committee)

3
Moved by Alderman Payne, seconded by Alderman Dean that a Special Meeting of the Policy Committee be scheduled for Thursday, August 20, 1981, at 7:30 P.M., in the Council Chamber of the City Hall, to consider the matter of renovations to the Mahon Park Pool or the replacement of the facility; and that advertising be placed in the local newspaper to invite interested members of the public to attend.

CARRIED.

- (b) Hamilton/Fell Area. (Report of Urban
Program Planners - June 30, 1981, and
Director, Development and Licensing
Services - July 9, 1981)

4
Moved by Alderman Kroon, seconded by Alderman Dean that the matter of the land use for the Hamilton/Fell area, as proposed by the staff reports of June 30 and July 9, be considered at this time.

CARRIED.

Mr. Mann then outlined for the benefit of the public the proposed uses for the area north of the lane north of 15th Street to Cumberland Crescent, lying between Hamilton and Fell Avenues.

Moved by Alderman Marcino, seconded by Alderman Payne that:

- (1) The density demonstrated in the map labelled Figure 1, attached to the Planner's report of June 30, 1981, be adopted for inclusion into Schedule "A" of the Official Community Plan.

- (2) The existing established road system south of Yorkshire Crescent between Hamilton and Fell Avenues be retained.
- (3) All engineering services required within the Hamilton-Fell area, including storm sewers, pavements, curb, sidewalks and ornamental lighting, be financed through a development cost charge by-law; or, alternatively, if possible through a development agreement;

AND FURTHER that the land use proposals contained in the Planner's report of June 30, 1981, be referred to the Advisory Planning Commission for report and recommendation.

Moved by Alderman Sorenson, seconded by Alderman Dean that the motion be amended by deleting Items (1), (2), and (3).

CARRIED.

The motion as amended was then put and CARRIED.

Moved by Alderman Kroon, seconded by Alderman Dean that the staff reports of June 30, July 9, and July 13, 1981, with respect to the land use proposed for the Hamilton/Fell area, be made available to the public at a cost of \$2.50. CARRIED.

Mayor Loucks declared a recess at 9:17 P.M., and the meeting then reconvened at 9:20 P.M., with the same personnel present, with the exception of Aldermen Sorenson and Dean, and including *Mr. B. Hawkshaw, Personnel Director.

- (c) Downtown Revitalization Program.
(Verbal Report of Alderman G.C. Payne, Chairman)

Alderman Payne noted that a letter had been received from the Minister of Municipal Affairs in which he expressed serious reservations about the City's intentions in designating Lower Lonsdale as the Downtown Revitalization area for the purposes of the program, the Minister being of the opinion the area is redevelopment and not revitalization.

Alderman Dean returned to the meeting at 9:25 P.M.

Alderman Payne advised that the Committee, at its last meeting, had reduced the designated area by excluding the portion which could be considered redevelopment.

Alderman Sorenson returned to the meeting at 9:27 P.M.

Moved by Alderman Payne, seconded by Alderman Kroon that the amended designated area for the purposes of the Downtown Revitalization Program, as forwarded to the Minister of Municipal Affairs by the Downtown Revitalization Committee, be ratified.

CARRIED UNANIMOUSLY.

- (d) Family Suite Application - 2106 St. Andrews. (McIlwaine). (Report of Planning Technician - June 25, 1981)

Moved by Alderman Kroon, seconded by Alderman Marcino that the application of Mr. James McIlwaine for a family suite at 2106 St. Andrews Avenue, being Lot 40, Block 209, D.L. 546, be approved, subject to the following conditions:

- (1) Submission of a sworn statutory declaration stating that the family suite shall be occupied by a maximum of two direct relatives only.
- (2) Successful registration of a restrictive covenant pursuant to Section 215 of the Land Title Act to discontinue the

use of the suite whenever it shall no longer be occupied in accordance with the provisions of the Zoning By-law.

AND FURTHER THAT Council authorize the Mayor and City Clerk to sign the necessary documentation related to the Section 215 Land Title Covenant.

CARRIED.

- (e) Sunshine Cabs - Request for Council Support. (Requested by Alderman Dean)

Moved by Alderman Dean, seconded by Alderman Hall that Mr. Richard Hughes, General Manager of Sunshine Cabs Ltd., be heard with respect to this subject.

CARRIED.

Mr. Hughes noted that the point had been made that the City has no jurisdiction in authorizing taxi licences, and strictly speaking this was the case, however the Motor Carrier Commission pays close attention to the mood of municipal Councils throughout the North Shore. He indicated that the business and residential communities were very much in favour of the licence being approved.

Moved by Alderman Dean, seconded by Alderman Sorenson that the Motor Carrier Commission be advised that, in the interests of promoting good services, the City Council has no objection to Sunshine Cabs Ltd. operating in the City of North Vancouver.

CARRIED.

- (f) Fast Eddie's Operation. (Requested by Alderman Dean)

Alderman Dean noted she had called a meeting of the Police Liaison Committee at 4:00 P.M. on Friday, July 10 to consider complaints she had received regarding the Fast Eddie's Cabaret operation, and to determine which was the appropriate authority to deal with them. She advised that the Committee did not at this time have a recommendation to submit to Council.

- (g) Auxiliary Police Status. (Requested by Alderman Dean)

Alderman Dean reported that she had been invited by the Jaycees to attend a meeting with the Solicitor General some time this month in regard to the auxiliary police program. She felt that everything possible should be done to put pressure on the Federal Government to reinstate the program.

- (h) Fire By-law. (Report of City Administrator - June 24, 1981)

Moved by Alderman Dean, seconded by Alderman Sorenson that consideration of the new Fire By-law be deferred to the next Council meeting, and that the City Solicitor and the Fire Chief be requested to be present; and that in the meantime Alderman Dean's submission of June 29, 1981, with respect to the draft by-law, be forwarded to Mr. Orr for his comments.

CARRIED.

- (i) Pacific Marine Training Institute. Re: Grant in Lieu. (Requested by Alderman Hall)

Moved by Alderman Hall, seconded by Alderman Marcino that a letter be sent to Premier Bennett, asking that, since the Minister of Education has advised the City of North Vancouver

1 that the Ministry, because of existing legislation, cannot pay municipal taxes on the Pacific Marine Training Institute, and is not permitted to provide a grant in lieu of taxation, the Provincial Government take the necessary steps to ensure that the City will receive annually a sum equal to the taxes on the land and buildings, in line with the promise made by the Premier at a press conference held in the City Council Chamber in October, 1979, that the City would receive full taxes on the entire Lonsdale Quay Development.

CARRIED UNANIMOUSLY.

- 2 (j) Advertising re Meeting of Housing Committee (Requested by Alderman Hall)

RECONSIDERED
& AMENDED
JULY 27/81

Moved by Alderman Hall, seconded by Alderman Kroon that the City Clerk be instructed to place advertisements in two issues of the North Shore News in connection with a meeting of the Housing Committee to be held on August 11, 1981, at 7:30 P.M., in the Council Chamber, City Hall, to deal with the letter of May 6, 1981, from the Greater Vancouver Housing Corporation concerning municipal non-profit housing, and also to consider whether more rental housing should be provided in the City through changes in the Zoning By-law.

CARRIED.

- 2 (k) Use of Mahon Park for Gospel Meetings - Canyon Heights Chapel. (Report of City Engineer - July 6, 1981)

3 Moved by Alderman Dean, seconded by Alderman Sorenson that Mr. D.A. Knoll, Pastor of Canyon Heights Chapel, be advised that they may use Mahon Park for gospel meetings on Sunday evenings during the month of August, 1981, between the hours of 6:00 p.m. and 8:00 p.m., provided the time of use does not conflict with the use of the park by other groups, in which case it will be necessary for them to use either the 14th Street Mall or the Kinsmen Stadium.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Sorenson that the requirements of the Procedure By-law to terminate the meeting at 10:30 P.M. be waived, and the meeting continue until 11:00 P.M.

CARRIED UNANIMOUSLY.

- 3 (l) Rezoning Application - Keith and Delbruck. (Report of Deputy Director, Development and Licensing Services - July 8, 1981)

4 Moved by Alderman Kroon, seconded by Alderman Marcino that the amending By-law to rezone Lots 9 to 18, inclusive, the south-east portion of Lot 8, the east 40 ft. of Lot 19, Plan 750, and that portion of Delbruck Avenue and portion of lane lying between and adjacent to Lots 9 to 18, inclusive, stopped up and closed by By-law No. 5212, all of Block 48, D.L. 271, from RT-1 Two Family Residential Zone to a Comprehensive Development Zone, be given first reading; and that the City Clerk be authorized to set a date for a Public Hearing.

CARRIED.

Alderman Dean is recorded as voting against the motion.

- 54 (m) Development of Old City Yard Site - Gravelled Parking Lot. (Reports of City Engineer and Director, Development and Licensing Services)

Moved by Alderman Hall, seconded by Alderman Dean that the reports of the City Engineer and the Director of Development

and Licensing Services, dated June 24 and July 9, respectively, with respect to surfacing or gravelling the old City yard site for use as a parking lot, be received and filed. CARRIED.

Moved by Alderman Kroon, seconded by Alderman Sorenson that the City Engineer be instructed to place appropriate barricades to prevent parking on the site of the former City yard as of August 1st, 1981; and that the By-law Enforcement Officer be instructed to ticket any vehicles found parking on the site on and after that date. DEFEATED.

- (n) B.C. Rail Building - west Side.
 (Report of Director, Development and
 Licensing Services - July 8, 1981)

Moved by Alderman Payne, seconded by Alderman Sorenson that for the purposes of issuing a building permit to permit the commencement of construction of the B.C.R. building on the site located at the southwest corner of Chesterfield and Esplanade (CD-24 Zone), the City of North Vancouver will, providing it becomes the subsequent owner of the proposed waterfront park site south of Esplanade, accept the establishment of an imaginary line located 17 ft. west of, and parallel to, the east property line of the park between Esplanade and the railway track for purposes of computing limiting distances and unprotected openings in the exposed building face for purposes of erecting any future building on the proposed City waterfront park site. CARRIED.

- (o) Civic Awards Dinner. (Report of
Personnel Director - July 7, 1981)

Moved by Alderman Payne, seconded by Alderman Kroon that staff be authorized to make the necessary arrangements for the holding of a Civic Awards Dinner to honour the following employees of the Corporation who have completed 25 years of service, this function to be held on October 22, 1981:

- 2
- Serafino Fiorvento
- Lester C. Wandell
- Vittorio B. Barbieri
- Charles D. Sillery
- Serafino Battista
- Mariangelo Lupacchino
- Brian Seed
- James O'Connor
- Nicola Parente
- John Andrzejewski

AND FURTHER THAT those employees who have been recipients of the Civic Award for 25 years service, and who are still in the service of the Corporation, be invited to attend with their spouse; AND FURTHER THAT Alderman Marcino be appointed as the Council's representative to the staff committee making the necessary arrangements for the Civic Dinner; AND FURTHER THAT funds for this expenditure, in the amount of \$3,000.00, be taken from the Presentations and Entertainment allocation in the 1981 Annual Budget. CARRIED UNANIMOUSLY.

- (p) Unfinished Building - 1949 St. Georges Avenue. (Report of City Clerk -
July 9, 1981)

3 Alderman Sorenson left the Council Chamber at 10:55 P.M. prior to discussion of this item, because of a possible conflict of interest.

Moved by Alderman Marcino, seconded by Alderman Dean that the resolution adopted by Council on April 27, 1981, with respect to the partially demolished structure and the building under construction, both located at 1949 St. Georges Avenue, be reconsidered and rescinded; AND THAT, pursuant to Section 936 of the Municipal Act, this Council declare the buildings located on Lot 25, Resub. 4-5, Block 7, D.L. 549, Plan 1102 and known as 1949 St. Georges Avenue, a nuisance, and orders that:

- (1) the partially demolished structure located within the northerly 25' of Lot 25 be removed or pulled down by the owner thereof within thirty (30) days after the service of the order upon the owner of the said property; and
- (2) the building under construction shall be secured in such a manner as to ensure that all openings are securely closed and fastened so as to prevent entry of unauthorized persons;

AND FURTHER THAT if the owner wishes to appear before Council to show cause why this order should not be carried out, the owner may do so by application to the Clerk of the City of North Vancouver, which application should be received by the Clerk within fifteen (15) days of the date of this notice;

AND FURTHER THAT in the case of default by the said owner to comply with the order referred to in the above paragraph within the said thirty (30) days set forth in same, the Municipality, by its City Engineer and his assistants, shall enter and effect such removal or pulling down of the partially demolished structure located within the northerly 25' of Lot 7 and the securing of the building under construction, at the expense of the owner so defaulting, and hereby orders that the charges for so doing, (including all expenses incidental thereto), if unpaid on the 31st day of December, 1981, shall be added to and form part of, the taxes payable in respect of Lot 25, Resub. 4-5, Block 7, D.L. 549, Plan 1102, Group 1, N.W.D., as taxes in arrear;

AND FURTHER THAT all interested parties, as recorded at the Land Title Office, Vancouver, B.C., be forwarded said order.

CARRIED UNANIMOUSLY.

Alderman Sorenson returned to the meeting at this point.

Moved by Alderman Sorenson, seconded by Alderman Kroon that the meeting continue until the business on the agenda has been completed.

CARRIED UNANIMOUSLY.

5. (a) MOTION IN THE NAME OF ALDERMAN R.E. HALL

- (a) G.V.R.D. Negotiations with C.U.P.E.

Moved by Alderman Hall, seconded by Alderman Dean that the required one year's notice be given to terminate Greater Vancouver Regional District's authorization to act on behalf of the City of North Vancouver in labour negotiations.

Moved by Alderman Sorenson, seconded by Alderman Kroon that this item be referred to staff for their comments.

CARRIED.

(b) NOTICES OF MOTION

Nil.

6. BY-LAWS

(a) Reconsideration and Final Adoption

Nil.

(b) Introduction and First Readings

1 Moved by Alderman Marcino, seconded by Alderman Sorenson that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1981, No. 5344" (purchase of 1500 IGPM Fire Pumper Unit), be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Sorenson that the above By-law No. 5344 be read a second time in short form.

CARRIED.

Moved by Alderman Sorenson, seconded by Alderman Dean that the said By-law No. 5344 be read a third time in short form and passed subject to reconsideration.

CARRIED.

7. COUNCIL INQUIRIES

Nil.

8. ANY OTHER BUSINESS

Nil.

Moved by Alderman Payne, seconded by Alderman Kroon that this meeting recess to Committee of the Whole in the Committee Room to consider confidential reports in-camera.

CARRIED.

The meeting recessed at 11:17 P.M., and reconvened at 11:40 P.M. with the same personnel present, with the exception of Alderman Marcino, Mr. Morris, Mr. Mann, and Mr. Hawkshaw.

9. CONFIDENTIAL REPORTS

Moved by Alderman Dean, seconded by Alderman Hall that the following recommendations of the Committee of the Whole in-camera be adopted:

- (a) Land Purchase - 1151 and 1143 Heywood Street. (Report of Land Agent - July 2, 1981)

THAT the following resolution adopted on June 29, 1981, be reconsidered:

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"THAT the City accept the offer from Sussex Agencies Ltd. to sell Lot 5, Block 18, D.L. 272, Plan 4692, for a purchase price of \$125,000.00 and the City accept the offer from R & M Industrial Engineering Co. Ltd. to sell Lot 4, Block 18, D.L. 272, Plan 4692, for a purchase price of \$95,000.00, subject to the following conditions:

- (1) The purchase price for the said property is all cash for a clear title.
- (2) The purchase price of \$125,000.00 on Lot 5 includes the stove and fridge on the premises.
- (3) The completion, possession and adjustment date on the

purchase of the subject property is to be on or before July 31, 1981.

- (4) Any real estate commissions payable are the responsibility of the vendor.
- (5) Passage of the necessary expenditure by-law from the Tax Sale Lands Reserve Fund.
- (6) The above subject conditions are for the sole benefit of the purchaser only and may be waived at the purchaser's option.

AND THAT said funds of \$220,000.00, plus disbursements, conveyancing costs and tax adjustments, be provided from the Tax Sale Lands Reserve Fund and staff is hereby instructed to prepare the necessary expenditure by-law;

AND FURTHER THAT the Mayor and City Clerk be authorized to sign and affix the Corporate Seal to any necessary legal documentation to complete the transaction."

"THAT the said resolution of Council adopted on June 29, 1981, with respect to the purchase by the City of Lots 4 and 5, Block 18, D.L. 272, be amended by:

- (1) deleting the words "R & M Industrial Engineering Co. Ltd.", and substituting therefor "Sussex Agencies Ltd.";
- (2) deleting in Clause #3 the date of "July 31, 1981" and substituting therefor the date "August 14, 1981";

AND FURTHER THAT the resolution as amended be adopted."

- (b) Extension of Employment - M. Harvey.
(Report of Personnel Director -
July 7, 1981)

"THAT Mrs. Marjorie Harvey, Secretary II, be granted an extension of her employment for a period of one year to November 21, 1982."

- (c) Extension of Employment - J. Norman McDowell. (Report of Personnel Director - July 6, 1981)

"THAT Mr. J. Norman McDowell be granted a further extension of his employment for a period of one year to July 19, 1982."

CARRIED UNANIMOUSLY.

6. BY-LAWS (CONT'D)

- (b) Introduction and First Readings

Moved by Alderman Sorenson, seconded by Alderman Dean that "Tax Sale Lands Reserve Expenditure By-law, 1981, No. 5345" (purchase of 1151 and 1143 Heywood Street), be introduced and read a first time in short form, copies of same having been circulated to all Council members and read by them. CARRIED.

Moved by Alderman Sorenson, seconded by Alderman Dean that the above By-law No. 5345 be read a second time in short form. CARRIED.

Moved by Alderman Sorenson, seconded by Alderman Dean that the said By-law No. 5345 be read a third time in short form and passed subject to reconsideration. CARRIED.

10. ADJOURNMENT

Moved by Alderman Payne, seconded by Alderman Kroon that this meeting adjourn.

CARRIED.

The meeting then adjourned at 11:42 P.M.

John E. Loucks
MAYOR

CITY CLERK

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, July 27, 1981, at 7:30 P.M.

PRESENT:

Mayor J.E. Loucks, Alderman E.B. Kroon, Alderman F.S. Marcino, *Alderman G.C. Payne, and Alderman J.W. Sorenson.

Acting City Administrator Mr. G.H. Brewer, City Clerk Mr. R.W. Watson, Assistant City Clerk Mrs. I. Wilson, City Engineer Mr. A. Phillips, Director, Development and Licensing Services Mr. F.S. Morris, and Deputy Director, Development and Licensing Services Mr. F.A. Smith.

The meeting was called to order at 7:30 P.M.

1. ADOPTION OF MINUTES

Moved by Alderman Sorenson, seconded by Alderman Kroon that the Minutes of the Regular Meeting of Council held on July 13, 1981, be taken as read and adopted as circulated.

CARRIED.

2. DELEGATIONS

- (a) Mr. V. DeWitt. Re: Conversion to Strata Title - 531 Lonsdale Avenue (Mayfair Apartments)

Mr. DeWitt advised that the building located at 531 Lonsdale Avenue had been constructed in 1977 for rental stock under agreement between C.M.H.C. and the Crown, however, it was his understanding that the owners could have at that time strata titled the entire premises without having to be referred to any other authority. He indicated that the owners would be willing to enter a covenant with the City to prohibit sale of the premises for a time, and therefore the conversion would in no way disturb the tenants presently in residence, and he felt the tenants might benefit in the future by being able to purchase an apartment of this nature at a reasonable purchase price.

*Alderman Payne entered the meeting at 7:40 P.M.

3. CORRESPONDENCE

- (a) Advisory Planning Commission - July 23, 1981. Re: Renovation/Replacement of the Mahon Park Pool

Moved by Alderman Payne, seconded by Alderman Sorenson that the subject of the renovation or replacement of the Mahon Park Pool be referred to the Advisory Planning Commission for their opinion.

It was requested that any information which the City has on the subject be made available to the Commission.

The motion was then put and CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES,
AND STAFF

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- (f) Dominium Habitat Consultants -
Application for Strata Title Conversion
of 531 Lonsdale Avenue - Report of
Planning Technician - July 9, 1981)

Moved by Alderman Marcino, seconded by Alderman Kroon that Item 4(f) on the agenda, dealing with the application to stratify the apartment building at 531 Lonsdale Avenue, be dealt with at this time.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Payne that the application for strata conversion submitted by Dominium Habitat Consultants for the owners of 531 Lonsdale Avenue (Lot K, Block 120, D.L. 274, Plan 17050) be refused on the basis that the current vacancy rate is below 3%.

CARRIED UNANIMOUSLY.

- (a) Lonsdale Quay Development Agreement
Package. (Report of Director,
Development and Licensing Services -
July 22, 1981)

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Moved by Alderman Payne, seconded by Alderman Marcino that the following documents be approved substantially in the form as submitted by the City's Solicitor, M.C. Fairweather, in her submission of July 8, 1981, and the Mayor and Clerk be authorized to sign and seal same upon advice by the Solicitor that all corrections have been made:

A. Side Agreements to Master Agreement between Lonsdale Quay
Development Company and the Insurance Corporation of
British Columbia:

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1. Exhibit 1 - Flooding Covenant
2. Exhibit 2 - Right-of-Way for East-West road between Lonsdale Quay Development Company and the City of North Vancouver
3. Exhibit 3 - South utility access Right-of-Way for the Insurance Corporation of British Columbia between the City of North Vancouver and the Insurance Corporation of British Columbia
4. Exhibit 4 - Right-of-Way Agreement for landing rights to accommodate future pedestrian bridge overpass over Esplanade between the City and the Insurance Corporation of British Columbia
5. Exhibit 5 - Agreement between the Insurance Corporation of British Columbia and the City with regard to National Harbour Board lands
6. Exhibit 7 - South utility access Right-of-Way Agreement for Lonsdale Quay between Lonsdale Quay Development Company Ltd., and the City of North Vancouver

B. Development Agreement between the City and Lonsdale Quay

Side Agreements:

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1. Schedule "H" - Waterfront Park Trust Agreement

2. Schedule "K" - Flooding and Foundation Wall Covenant - Designated Site 1 (Lot 5)
3. Schedule "L" - Flooding and Foundation Wall Covenant - Designated Site 4 (Lot 7)
4. Schedule "O" - Zoning Compliance and Right-of-Way Covenant - Designated Site 8 (Lot 11)
5. Schedule "P" - Zoning Compliance and Right-of-Way Covenant - Designated Site 8A (Lot 9)
6. Schedule "Q" - Storm Sewer Right-of-Way over Designated Site 9 (Lot 10) (Seabus site)
7. Schedule "R" - Zoning Compliance and Right-of-Way Covenant and Residential Use Restriction Covenant - Designated Site 10 (Lot 12)
8. Section 215 Covenant to provide parking on Designated Site 1 (Lot 5) between Lonsdale Quay, P.M.T.I. and City
9. Flooding Covenants with regard to:

Designated Site 2	(Lot 6)
Designated Site 8A	(Lot 9)
Designated Site 9	(Lot 10)
Designated Site 8	(Lot 11)
Designated Site 10	(Lot 12)

AND THAT the Mayor and City Clerk be authorized to sign and seal a Section 215 Parking Covenant to be prepared for Designated Site 7 (Lot 14) covering the provision of parking for Designated Site 8A (Lot 9), subject to approval of such a document by the Solicitor;

AND FURTHER THAT all executed documents be delivered to the City's Solicitor for delivery to the appropriate parties upon execution and delivery of the Insurance Corporation of British Columbia Master Agreement to the City by I.C.B.C. and the Lonsdale Quay Development Company, and subject to the City's Solicitor being satisfied that the appropriate documents will be registered in a proper order.

CARRIED UNANIMOUSLY.

- 2 (b) Zoning Amendment - Minimum Room Height and Smoke Detectors in Basement Suites (Report of Director, Development and Licensing Services - July 16, 1981)

Moved by Alderman Marcino, seconded by Alderman Kroon that the application of Mr. and Mrs. J.W. Martin to install a family suite at 345 East 20th Street be rejected because of insufficient ceiling height; and that Mr. and Mrs. Martin be informed that the Provincial Government is in the process of developing guidelines for conversion of residential premises, and it may be possible for them to resubmit their application when such guidelines have been clarified and put into effect.

CARRIED.

- 2 3 (c) I.C.B.C. Building Foundation Encroachment. (Report of City Engineer - July 22, 1981)

Moved by Alderman Kroon, seconded by Alderman Marcino that the encroachment of a foundation pad into the Esplanade Street allowance at the southwest corner of the intersection with Rogers Avenue for a distance of .4 metres north and .8 metres

east-west and into Rogers Avenue for a distance of 0.045 metres east, and a distance of 0.4 metres north-south immediately adjoining the northeast corner of Lot 8 such that the concrete slab within this encroachment shall be 6.592 metres below finished grade and have a thickness of 0.6 metres, be authorized, and further that authority be given for the Mayor and City Clerk to execute any required documentation on behalf of the City.

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CARRIED.

- (d) Coat of Arms - North Vancouver City. (Report of City Clerk - July 17, 1981)

Moved by Alderman Payne, seconded by Alderman Marcino that:

- 1
- (1) an honorarium of \$100.00 be provided to Mrs. Irene Alexander for the successful coloured rendering of the City's new Coat-of-Arms;
 - (2) an expedition fee of \$250.00 be paid to the College of Arms, London, England, to ensure delivery of the patent by May 13, 1982.

CARRIED UNANIMOUSLY.

- 2
- (e) Additional Readings - Zoning Amendment By-law No. 5284 (Site 8A, Lonsdale Quay - CD-29). (Report of Director, Development and Licensing Services - July 22, 1981)

Moved by Alderman Payne, seconded by Alderman Marcino that Zoning By-law Amendment No. 5284, as amended, be given second and third readings.

CARRIED UNANIMOUSLY.

- (g) Family Suite Application - 518 East 18th Street. (Eagle). (Report of Planning Technician - July 22, 1981)

3

Moved by Alderman Kroon, seconded by Alderman Marcino that the application from Mr. F.R. Eagle to install a family suite at 518 East 18th Street, be refused on the basis of inadequate ceiling height; and further that Mr. Eagle be advised that it may be possible for him to resubmit his application once the Provincial Government's proposed Residential Conversion Guidelines have been finalized.

CARRIED.

- (h) Proposal to Move a Dwelling from 2057 St. Georges Avenue to 618 East 18th Street. (Report of Building Inspector - July 22, 1981)

Moved by Alderman Marcino, seconded by Alderman Sorenson that the application from Mr. J.P. Harbottle to relocate the building known as 2057 St. Georges Avenue to 618 East 13th Street be approved, subject to:

- 4
- (1) Exterior being upgraded, specifically roofing, gutters, and downpipes, and painting.
 - (2) Electrical, plumbing and heating installations being upgraded to meet present day Code requirements.
 - (3) The applicant obtaining any necessary work permits from the City's Engineering Department to do work on City property and posting any required liability insurance.
 - (4) The applicant being required to remove the chestnut tree adjacent to the southwest corner of Lot A, Block 56, D.L. 550, Plan 18695, such removal to include the removal

of the stump to a minimum depth of three inches below boulevard grade as determined by the City's Engineering Department.

- (5) The applicant being required to repair the boulevard and grass it at his own cost, thus leaving the boulevard in a neat and tidy condition.

CARRIED.

- (i) Meeting of Housing Committee. (Report of Director, Development and Licensing Services - July 22, 1981)

Moved by Alderman Sorenson, seconded by Alderman Kroon that the resolution of Council adopted on July 13, 1981, with respect to advertising a meeting of the Housing Committee to be held on August 11, 1981, be reconsidered.

CARRIED.

Moved by Alderman Sorenson, seconded by Alderman Kroon that the resolution of Council adopted on July 13, 1981, with respect to advertising a meeting of the Housing Committee to be held on August 11, 1981, be amended by deleting the words: "more rental housing should be provided in the City through changes in the Zoning By-law" and substituting the following therefor: "more potential rental housing could be provided in the City."

CARRIED.

Moved by Alderman Sorenson, seconded by Alderman Kroon that the resolution of Council adopted on July 13, 1981, as amended, be approved.

CARRIED UNANIMOUSLY.

- (j) Reserve Fund Expenditure By-laws. (Report of City Treasurer - July 22, 1981)

Moved by Alderman Kroon, seconded by Alderman Marcino that staff be instructed to prepare the necessary expenditure by-laws from the Tax Sale Lands Reserve Fund and the Equipment Depreciation Reserve Account to provide the necessary funds for capital expenditures and replacement of equipment in the Treasury Department, as outlined in the report of the City Treasurer dated July 22, 1981.

CARRIED.

- (k) Parking Requirements - Burrard Yarrows. (Amendment to Zoning By-law). (Report of Director, Development and Licensing Services - July 22, 1981)

Moved by Alderman Kroon, seconded by Alderman Marcino that the City of North Vancouver initiate a text amendment to Section 1001(2)(c) of the Zoning By-law in order to include an M-2 Zone amongst those zoned properties that may provide off-site parking within 400 feet, subject to a parking agreement, (as opposed to a covenant), and that the matter of the Zoning By-law text amendment be forwarded to the Technical Planning Committee and the Advisory Planning Commission for examination and report to Council as soon as possible.

CARRIED.

- (l) North Vancouver Recreation Centre - Roof Repair. (Report of Director, Purchasing and Property Services - July 23, 1981)

Moved by Alderman Payne, seconded by Alderman Sorenson that staff be authorized to expend the sum of \$3,500.00 for roof repairs and Consultants reports relative to problems with respect to the North Vancouver Recreation Centre, as cited in

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the report of the Director of Purchasing and Property Services, dated June 23, 1981; AND FURTHER that the sum of \$3,500.00 be provided from the 1981 Budget Contingency Fund; AND FURTHER that the matter of funding the re-roofing of the Recreation Centre buildings be referred to the Finance Committee for consideration when reviewing the 1981 Revised Budget.

CARRIED.

- (m) Street Lighting Improvement - Priority Area #2 (Requested by Alderman J.W. Sorenson)

Moved by Alderman Sorenson, seconded by Alderman Kroon that Council not proceed with the construction of public street lighting on a local improvement basis in the area from 10th Street to Keith Road between St. Georges and St. Andrews Avenues; and that a suitable amending by-law under Section 667 of the Municipal Act be brought forward at the appropriate time.

Moved by Alderman Marcino, seconded by Alderman Payne that the motion be deferred until the City Clerk submits his report with respect to the outcome of the initiative, after the August 5 deadline for objections to the project.

CARRIED.

Alderman Payne asked that Council be provided with information as to whether the foot frontage formula for paying for local improvements could be avoided if a specified area by-law was implemented.

Alderman Sorenson asked that the City Engineer provide his comments on the effect the elimination of the area from Keith to 10th Street between St. Georges and St. Andrews would have on the project.

5. MOTIONS AND NOTICE OF MOTION

Nil.

6. BY-LAWS

- (a) Reconsideration and Final Adoption

The City Clerk advised that as of 4:30 P.M. today Ministerial approval had not been received for By-law No. 5345. (Land purchase - 1151/1143 Heywood Street).

Moved by Alderman Marcino, seconded by Alderman Kroon that "Tax Sale Lands Reserve Fund Expenditure By-law, 1981, No. 5339" (Lawn Bowling Clubhouse renovations), be reconsidered.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that the said By-law No. 5339 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Kroon that "Tax Sale Lands Reserve Fund Expenditure By-law, 1981, No. 5342" (Capital Works), be reconsidered.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that the said By-law No. 5342 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Sorenson that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1981, No. 5344" (Fire Pumper Unit), be reconsidered.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Sorenson that the said By-law No. 5344 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY.

(b) Introduction and First Readings

Moved by Alderman Kroon, seconded by Alderman Marcino that "Tax Sale Lands Reserve Fund Expenditure By-law, 1981, No. 5347" (Civic buildings/machinery and equipment), be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED.

Moved by Alderman Kroon, seconded by Alderman Marcino that the above by-law No. 5347 be read a second time in short form.

CARRIED.

Moved by Alderman Kroon, seconded by Alderman Marcino that the said By-law No. 5347 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY.

Moved by Alderman Kroon, seconded by Alderman Sorenson that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1981, No. 5348" (Treasury Department equipment), be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED.

Moved by Alderman Kroon, seconded by Alderman Sorenson that the above By-law No. 5348 be read a second time in short form.

CARRIED.

Moved by Alderman Kroon, seconded by Alderman Sorenson that the said By-law No. 5348 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY.

(c) Introduction and First Reading Only

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1981, No. 5346" (City-owned lands at Keith and Delbruck), be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED.

(d) Second and Third Readings Only

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5284" (Site 8A - Lonsdale Quay - CD-29) be read a second time in short form.

Moved by Alderman Marcino, seconded by Alderman Kroon that Section 929 of the said By-law No. 5284 be amended as follows:

- (i) by deleting the figure "82.5" and substituting the figure "85.1" in subsection (2);
- (ii) by inserting the following after the letters "A-A" in subsection (6): "B-B and C-C as";
- (iii) by deleting the last sentence of subsection (8) and substituting the following:

"The minimum width provided for vehicle purposes shall be 5.3 metres (17.4 ft.) and the minimum width provided for pedestrian purposes shall be 1.7 metres (5.6 ft.)."

(iv) by adding the following to subsection (9) after the word "by-law;":

"except that off-site parking as required under Section 1001(2)(b) shall be allowed by Covenant when located within 500 feet of the property;"

AND THAT Schedule '11' to the said By-law No. 5284 be amended in accordance with Pages 1, 2, and 3 of the said Schedule as attached to the report of the Director, Development and Licensing Services, dated July 24, 1981, which Pages refer to the following:

- Page 1 - Revision to Public Access Area Widths.
- Clarification of the Building Envelope.
- Page 2 - Clarification of the Building Envelope, and
Revision of the Public Access Area.
- Page 3 - Revision to Section C-C and Section B-B in
order to demonstrate the revised sectional
Building Envelope.

CARRIED.

The motion to give second reading in short form to By-law No. 5284, as amended, was then put and CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5284", as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED.

7. COUNCIL INQUIRIES

- (a) Noise Control Update -
North Shore Health Department
(Alderman Marcino)

Alderman Marcino noted the very detailed noise report update from the Health Department, in which it is indicated that the grain elevators and the C.N. Railway have implemented noise abatement measures.

- (b) Minutes of Advisory Planning
Commission Meetings
(Alderman Sorenson)

Alderman Sorenson asked if Council members could be provided with copies of the minutes of the meetings of the Advisory Planning Commission, noting that these had on previous occasions been circulated to Council members for their information.

- (c) Shooting of Bears
(Alderman Payne)

Alderman Payne requested information as to the reasons bears which wander into back yards and streets are shot, as had been the case recently on 5th Street, and why they are not tranquilized and transported to a wilderness area. He asked to be informed of the standard policy in such instances.

* RECESS

The meeting recessed for the public question period at 9:20 P.M., but as there were no inquiries from the gallery, the meeting reconvened immediately.

8. ANY OTHER BUSINESS

Nil.

Moved by Alderman Sorenson, seconded by Alderman Kroon that this meeting recess to Committee of the Whole in the Committee Room to consider confidential reports in-camera.

CARRIED.

The meeting then recessed at 9:21 P.M., and reconvened at 9:40 P.M. with the same personnel present, with the exception of Mr. Phillips, Mr. Morris, and Mr. Smith.

9. CONFIDENTIAL REPORTS

Moved by Alderman Marcino, seconded by Alderman Kroon that the following recommendations of the Committee of the Whole in-camera be adopted:

- (a) Draft Amusement Establishment By-law.
(Report of Director, Development and
Licensing Services - July 23, 1981)

THAT, in accordance with Section 508 of the Municipal Act, the City's Licence Inspector be instructed to refuse a business licence to the applicant, Murena Management Ltd., until such time as Council has had the opportunity of considering any further submission by Murena Management Ltd., with respect to the draft Amusement Establishment Regulation By-law, 1981; and further that the City Clerk be authorized to send a copy of draft Amusement Establishment Regulation By-law, 1981, to:

- (1) Kwon's Taikwon-do Karate School, Mr. H.T. Kwon;
- (2) Murena Management Ltd., Mr. J. Fraser; and
- (3) The businesses listed on Table 1 attached to the report of July 23, 1981, from the Director of Development and Licensing Services;

and request their submissions and/or representations with respect to the draft by-law to be heard by Council on a date as determined by the City Clerk;

AND FURTHER THAT Superintendent R.O. Byrne of the local R.C.M.P. Detachment be requested to submit a report on the draft by-law to regulate amusement establishments, which includes some indication as to the numbers of trouble occurrences and kinds of trouble calls pertaining to this matter, such report to be received prior to the date for hearing delegations on the matter of the draft amusement Establishment regulation by-law.

- 72 (b) Violation of Section 722(3) of the Municipal Act. (205/120 East 4th Street - Kranz).
(Report of Director, Development and
Licensing Services - July 23, 1981)

THAT the Director of Development and Licensing Services and the City Building Inspector be instructed not to proceed further in the matter of requiring the removal of the linking stair system between the upper and lower portions of Strata Lot "A", D.L. 274, VR 517, 120 East 4th Street.

CARRIED.

10. ADJOURNMENT

Moved by Alderman Sorenson, seconded by Alderman Marcino that the meeting adjourn.

CARRIED.

The meeting adjourned at 9:42 P.M.

John E. Loucks
MAYOR

CITY CLERK